

1 BILL NO. R-85-05- //

2 DECLARATORY RESOLUTION NO. R- 71-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 The East Half of Lot Numbered Seven
13 (7) and the West 50 feet of Lot Num-
14 bered Eight (8) in Hanna-Creighton
15 Subdivision II, in the City of Fort
16 Wayne, Allen County, Indiana, as re-
17 corded in Plat Record No. 31, pages
18 88-90;

19 said property more commonly known as (number not assigned by Post
20 Office as of this date; between 1021 and 1011 E. Wallace Street,
21 Fort Wayne, Indiana);

22 WHEREAS, recommendations have been received from the
23 Committee on Finance and the Department of Economic Development
24 concerning said Resolution;

25 WHEREAS, notice of the adoption and substance of said
26 Resolution has been published in accordance with I.C. 5-3-2 and
27 a public hearing has been conducted on said Resolution;

28 WHEREAS, if said Resolution involves an area that has
29 already been designated an allocation area under I.C. 36-7-14-39,
30 the Fort Wayne Redevelopment Commission has adopted a Resolution
31 approving the designation.

32 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating
the above described property an "Economic Revitalization Area" is
confirmed in all respects.

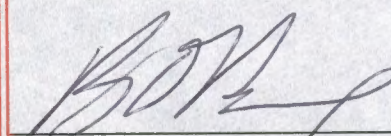
1 Page Two

2 SECTION 2. That, the above described property is here-
3 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
4 1.1-12.1, said designation to begin on the effective date of this
5 Resolution and continue for one (1) year. Said designation shall
6 terminate at the end of that one (1) year period.

7 SECTION 3. That this Resolution shall be in full force
8 and effect from and after its passage and any and all necessary
9 approval by the Mayor.

10
11 
12 Councilmember

13 APPROVED AS TO FORM
14 AND LEGALITY

15 
16 Bruce O. Boxberger, City Attorney
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

Read the first time in full and on motion by Eustus,
seconded by Dean, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 28th day of
May, 19 85, at 7:00 o'clock P.M., E.S

DATE:

5-15-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eustus,
seconded by Dean, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE:

5-28-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ (GENERAL)

(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. B-71-85

on the 28th day of May, 19 85,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 29th day of May, 19 85,
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of May,
19 85, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Steven E. & Carolyn J. Jahn
2. Owner(s) Steven E. & Carolyn J. Jahn
3. Address of Owner(s) 1021 E. Wallace Street
Fort Wayne, IN. 46803
4. Telephone Number of Owner(s) (219) 456-3494
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant 1021 E. Wallace Street
Fort Wayne, IN. 46803
7. Telephone number of Applicant (219) 456-3494
8. Address of Property Seeking Designation _____
Number not assigned by Post Office as of this date. (Between 1021 & 1011 E. Wallace St.
9. Legal Description of Property Proposed for Designation (may be attached) The East Half of Lot Numbered Seven (7) and the West 50 feet of
Lot Numbered Eight (8) in Hanna-Creighton Subdivision II, in the City of
Fort Wayne, Allen County, Indiana, as recorded in Plat Record No. 31, pages 88-90.
10. Townwhip Wayne Township
11. Taxing District 93

12. Current Zoning_____
13. Variance Granted (if any)_____
14. Current Use of Property
- a. How is property presently used?_____ Vacant Lot
- _____
- _____
- b. What Structure(s) (if any) are on the property?_____ None
- _____
- _____
- b. What is the condition of this structure/these structures?_____
- _____
15. Current Assessed Value of Real Estate_____
- a. Land_____ \$500.00
- b. Improvements_____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- _____ \$40.60
- _____
17. Description of Proposed Improvements to the Real Estate_____
- _____ New warehouse facility.
- _____
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- _____ Immediately
- b. When is completion expected?_____ Approx. eight weeks.
19. Cost of Project (not including land costs)_____ \$90,000.

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Four - Six

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? _____
Warehouse Supervisor; Fork Lift Operator, Delivery Personnel.

c. Anticipated time frame for reaching employment level stated above?

Six months.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

This area of the City has ceased to grow for many years. The older buildings
in the area have deteriorated greatly, and there has been a significant lack of
any new development. This property is also located in the Enterprise Zone
established by the City as a Revitalization Area.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

It will offer new employment opportunities, and a new building will
enhance the area development.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____ YES _____^X NO

26. Financing on Project

What is the status of financing connected with this project?

We are currently investigating eligibility for the Industrial Revolving

Loan Fund established by the City of Fort Wayne. If we are not

eligible for this Fund, we will obtain a conventional loan from a local bank.

I hereby certify that the information and representation on this Application are true and complete.

Staff

Signature(s) of Owners

April 11, 1985

Date

Carolyn J. Jahn

" "

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



The City of Fort Wayne

DJ-85-05-11

May 20, 1985

Ben Eisbart
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For S. E. Jahn Company

Dear Mr. Eisbart:

On April 12, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at Between 1021 and 1011 East Wallace Street as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on May 2, 1985. A formal review of the site and an interview with Steven Jahn was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart
May 20, 1985
Page 2

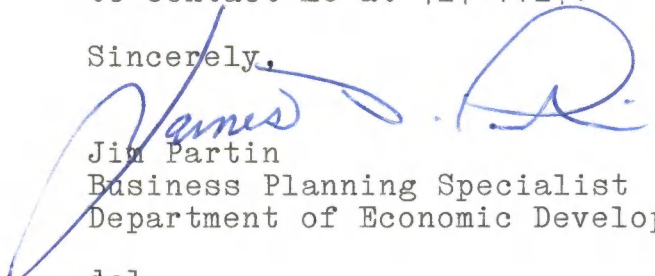
Rationale

The above stated recommendation is based upon the following rationale:

Lack of Development
Cessation of Growth
Effective Utilization of Vacant Under-Utilized Land
Improvement of the Physical Appearance of the City
Increase of Employment (6) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin
Business Planning Specialist
Department of Economic Development

del



The City of Fort Wayne

May 20, 1985

Ben Eisbart
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For S. E. Jahn Company

Dear Mr. Eisbart:

On April 12, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at Between 1021 and 1011 East Wallace Street as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on May 2, 1985. A formal review of the site and an interview with Steven Jahn was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart
May 20, 1985
Page 2

Rationale

The above stated recommendation is based upon the following rationale:

Lack of Development
Cessation of Growth
Effective Utilization of Vacant Under-Utilized Land
Improvement of the Physical Appearance of the City
Increase of Employment (6) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin
Business Planning Specialist
Department of Economic Development

del

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution B-85-05-11

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (number not assigned by Post Office as of this date; between 1021 and 1011 E. Wallace Street, Fort Wayne, Indiana; Steven E. & Carolyn J. Jahn)

EFFECT OF PASSAGE This project will offer new employment opportunities, and a new building (constructed on a lot that is presently vacant) will enhance the area development.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

\$90,000

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

May 15, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of May 18, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions
Bill No. R-85-05-08 & R-85-05-09
Bill No. R-85-05-10 & R-85-05-11

Please send us 5 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-05-10 AND R-85-05-11)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on May 14, 1985,
date
designating property at Number has not been assigned by the Post
Office as of this date; between 1021 and 1011 E. Wallace Street,
Fort Wayne, Indiana; Steven E. & Carolyn J. Jahn)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, May 28, 1985, at 7:00 P.M.,
date, time & place
Room 128, Common Council Conference Room, One Main Street, City-County
Building, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head

number of lines

4

Body

number of lines

19

Tail

number of lines

2

Total number of lines in notice

25

COMPUTATION OF CHARGES

25

 lines,

1

 columns wide equals

25

 equivalent lines at

.3000

 cents per line

\$ 7.50

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

3 extra

1.50

TOTAL AMOUNT OF CLAIM

\$ 9.00

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date

May 18

19 85

Title

CLERK

Drusilla Roose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned

Drusilla Roose

who, being duly sworn, says

that he/she is

CLERK

of the

JOURNAL-GAZETTE

DAILY

newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

one time

which was duly published in said paper for

the dates of publication being

as follows:

5/18/85

Subscribed and sworn to me before this

18th

day of

May

19 85

Anne M. Perkins

Notary Public

November 29, 1985

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-05-10 AND R-85-05-11)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on May 14, 1985, designating property at (Number has not been assigned by the Post Office as of this date; between 1021 and 1011 E. Wallace Street, Fort Wayne, Indiana; Steven E. & Carolyn J. Jahn) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, May 28, 1985 at 7:00 P.M., Room 128, Common Council Conference Room, One Main Street, City-County Building, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

5-18

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

25 lines, 1 columns wide equals 25 equivalent lines at 300¢ \$ 7.50
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra 1.50
TOTAL AMOUNT OF CLAIM \$ 9.00

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date May 18, 19 85

Drusilla Roose
Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time as follows: 5/18/85

Subscribed and sworn to me before this 18th day of May 19 85
Anne M. Perkins Notary Public
November 29, 1985
My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-05-10 AND R-85-05-11)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on May 14, 1985, designating property at (Number has not been assigned by the Post Office as of this date; between 1021 and 1011 E. Wallace Street, Fort Wayne, Indiana; Steven E. & Carolyn J. Jahn) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, May 28, 1985 at 7:00 P.M., Room 128, Common Council Conference Room, One Main Street, City-County Building, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

BILL NO. R-85-05-11

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

SANDRA E. KENNEDY
CITY CLERK

CONCURRED IN 5-28-85